

RESERVE AT JUPITER PHASE 2 REPLAT

BEING A REPLAT OF TRACTS OS-2, OS-9, OS-10, L-1, AND R-2, OF THE PLAT OF RESERVE AT JUPITER, RECORDED IN PLAT BOOK 133, AT PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST.

91
SHEET 2 OF 7 SHEETS

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 35598, AT PAGE 479, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13TH DAY OF MAY 2026.

D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: RAFAEL ROCA

(PRINT NAME)

VICE PRESIDENT

(TITLE)

WITNESS:

Keith Leonard

(PRINT NAME)

WITNESS:

Deborah Leonard

(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 13TH DAY OF MAY 2026, BY RAFAEL ROCA AS VICE PRESIDENT FOR D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

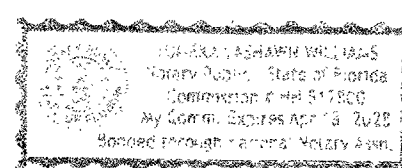
MY COMMISSION EXPIRES:

SIGNATURE

Donna C. Williams

(PRINTED NAME) - NOTARY PUBLIC

(SEAL)



TITLE CERTIFICATION

STATE OF Florida
COUNTY OF Pinellas

I, TIMOTHY M. HUGHES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN D.R. HORTON, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 5, 2026

BY:

Tim Hughes
TIMOTHY M. HUGHES
ATTORNEY-AT-LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. 174068

SURVEYOR & MAPPER'S NOTES

1.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

2.) THE BEARINGS SHOWN HEREON ARE GRID NORTH, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT), AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 00°01'05" EAST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

3.) THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000030300
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)

4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

5.) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.

6.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

7.) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

8.) THIS PLAT IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS THAT ARE BLANKET IN NATURE AND RECORDED IN OFFICIAL RECORDS BOOK 32988, AT PAGE 1448, AND OFFICIAL RECORDS BOOK 33797, AT PAGE 1311, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR & MAPPER'S CERTIFICATE

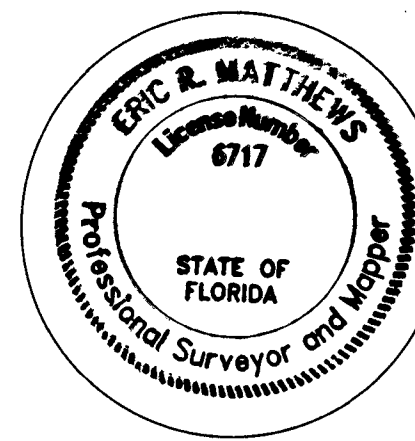
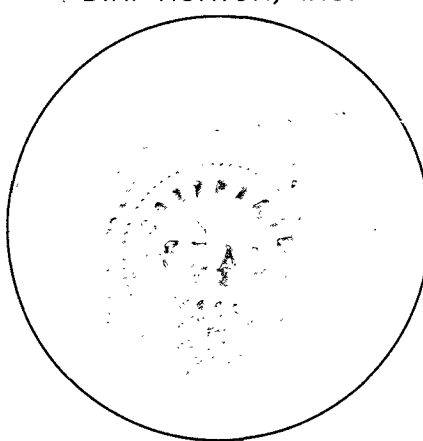
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("PRM") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 18th DAY OF May, 2026

Eric R. Matthews
ERIC R. MATTHEWS P.S.M.
LICENSE NO. 6717
STATE OF FLORIDA

D.R. HORTON, INC.

PROFESSIONAL
SURVEYOR AND MAPPER



2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
PHONE NO. 888.909.2220 WWW.WGINC.COM
CERT NO. 6091 - LB NO. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WGL, INC.